WEST COAST BUNGALOWS

E. W. STILLWELL & CO.

LOS ANGELES, CAL.

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WEST COAST BUNGALOWS

(1912 Edition)

A COLLECTION of fifty low-cost houses in the famous California Bungalow style. It contains fine half tone cuts from original photographs; floor plans, estimated costs, and descriptions of exteriors and interiors; also many valuable suggestions to the prospective builder regarding practical details of construction, alterations, working plans, etc.

PRICE 50 CENTS, Postpaid.

E. W. STILLWELL & CO.
217 Henne Building, 122 W. Third St.
Los Angeles, California

Age of the Bungalow

(With apologies to Kipling)

When Earth's last House has been banished,
And the era of Homes has come in,
When the last of the building is finished,
And the hammers have ceased their din,
We shall rest—and, faith, we shall need it—
Content for a century through,
Till the Master of all good builders
Shall set us to work anew.

Then they that have homes shall be happy,
They shall sit in their bungalows
From the fiercest heat of the tropics
To the deepest of arctic snows.
They shall know real comfort in living
And freedom from Custom's thrall,
And the work of the homes shall be lightened;
It shall hardly be work at all.

There shall be no towers to vex us,
No meaningless gauds, and vain,
But all shall be fine and simple
And the beauty of use be plain.
Then art shall be more than jig-work,
And harmony more than show,
And the worth of a thing its measure,
In the Age of the Bungalow.

Introduction

The design of small houses is something which has received scant attention at the hands of American architects. There are a few published works on so-called low cost houses but there are not many which can be built within a cost limit of $1200 or $1500. In fact until the advent of the California Bungalow practically no attention was given to the design of really cheap and inexpensive houses and very little to those costing as much as $4000.

Rapid material development of our country up to about the time the "high cost of living" became acute left Average Man but little time for the consideration of things artistic or the worthwhile things of life. But the past ten years has seen a marked change in this direction, especially in an increased interest in homes and home life. The people of the great middle class have today many of the things which a few years ago were considered luxuries, or at least what were thought unnecessary comforts and conveniences. There never was a time when all classes were so much interested or could talk so intelligently on the subject of home building.

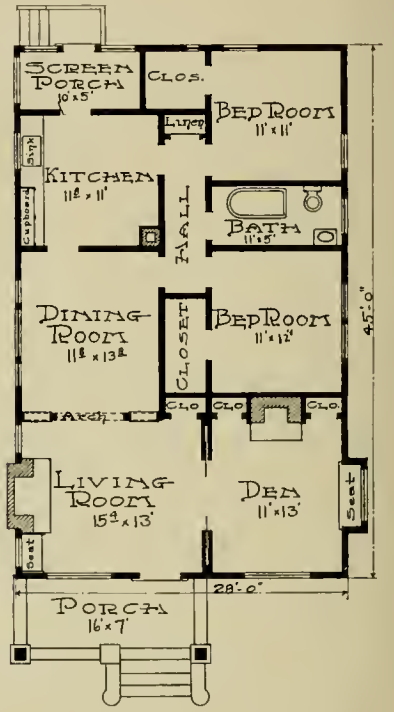
Undoubtedly the greatest factor in the development of the architecture of moderate priced homes is the Southern California Bungalow. A few years ago the word Bungalow was an unknown word to the American people outside of this state. Although greatly misunderstood, it is today a subject of absorbing interest to anyone who is building or expects to do so. What a Bungalow is and what it is not is an argument productive of little good. The most enlightenment on the subject will come from a study of our pictures or seeing the Bungalows themselves. Here it will suffice to say that the term may apply to a two or three-room house as well as to one of six or eight, but not to a full two story house. Although originated here, the Bungalow style is as practicable for Northern or Eastern United States as for California and the few changes which are necessary for more substantial construction do not alter the looks in the least.

The insistent demand and repeated inquiries for a book of plans of cheaper houses with four, five and six rooms, in addition to our book, "Represenative California Homes," has compelled us to supply this long felt want. There is no other book published with so many cheap houses and satisfactory floor plans. With a view to securing the widest possible variety of style and outline we have obtained the use of a number of exteriors other than those designed by us. In some instances there are modifications in floor plans from the originals, but the changes are for the better. We have endeavored to make this collection of fifty small Bungalows of practical value to anyone interested in something different from the old stereotyped styles.

Our business is the sale of the working plans which are carried in stock. They are made complete and will be found indispensable to even experienced practical builders—we know the houses can not be satisfactorily duplicated without our working plans.

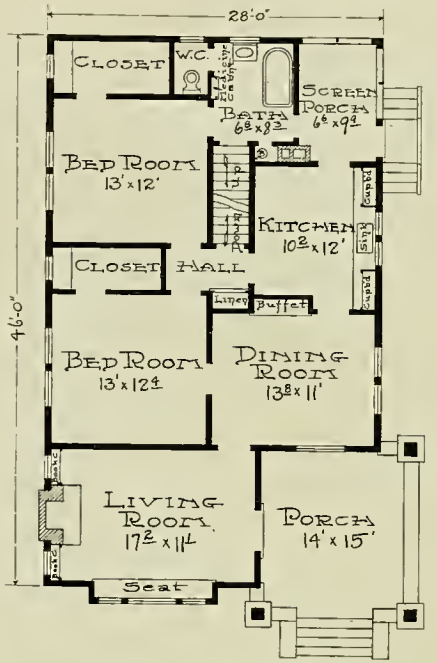
Our first house is representative of the middle class bungalows. It presents a pleasing front, although there is nothing expensive about it. The house rests on a high concrete foundation. Concrete marked off in squares is also used for the finish of the porch pedestals and walls. Leaded glass is used in the door and in the stationary transoms over the front windows.

The plan provides six well arranged rooms. The den room has two small closets while the bed rooms have extra large closets. As one fireplace is considered enough for the average family, the one in the den may be omitted and a saving of about sixty dollars effected. The closet for coats in the living room and for linen in the pass hall in addition to the others ought to make this a real woman's house. The den, living room and dining room have beautifully stained wood work and oak floors. Bedrooms, bath and kitchen are finished in enamel.



Estimated Cost.....$2010.00

Plans $10.00

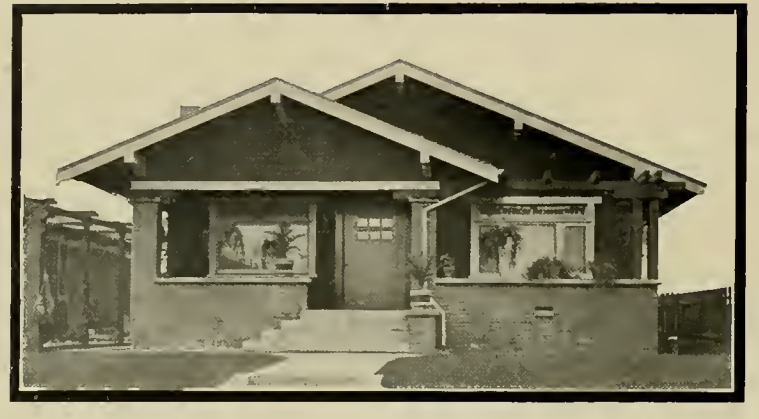


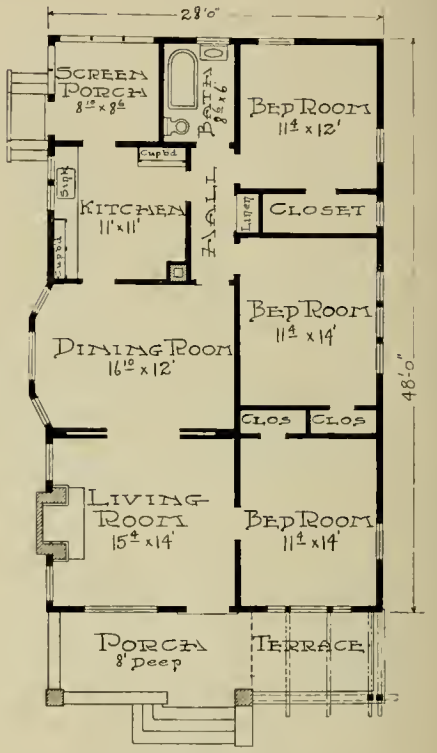
Here is obviously a "classy" home and something quite original in bungalow style. In outward appearance it is well designed, compact, and substantial. Shingles, siding, and trimmings are all subdued, restful colors. The front windows are built out to form a sort of deep ledge or seat. The box of flowers is effective in attracting attention from what might otherwise be a too prominent window projection. Corner porches built out a little at both the front and side have been popular for years and will continue so. This porch is beautifully designed; the cobblestone pedestals and walls being models of this kind of work for bungalows. The house stands higher above the ground than the average California Bungalow.

Noticeable features in the plans are two bookcases, seat, buffet, linen closet, kitchen cupboards, and double size closets each with a window and a chest of drawers. The attic is not large enough for bedrooms, but there is considerable storage space.

Estimated Cost.....$2050.00

Plans $10.00



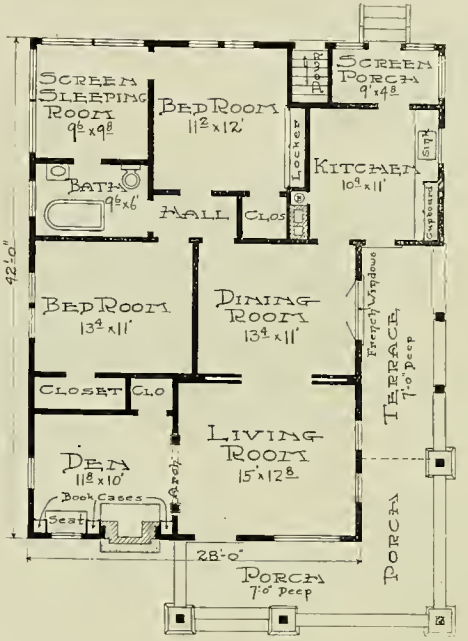


Here is a typical bungalow of six large rooms built cheaply and well. It has a plain gable roof with an extension of it over the porch. There are lattice ventilators in each gable. The siding is stained a dark brown and trimmings are painted. The house is set well above ground on a high terraced lot. Porch and terrace walls are brick with cement floors and steps.

The front door is one of the stock bungalow styles, wide and heavy. The wide living room window is plate glass. The style of the front bedroom window is a little different, being cut up with a center light and small casements on either side.

The floor plan could not be improved upon as an economical and convenient arrangement. Special notice should be taken of the grouping of the four rooms and bath about the pass hall. This bungalow has no cellar, but an excavation of good size with an outside entrance can be made at very low cost. The kitchen fixtures include a cooler having screened shelves, a cold air duct under the house and a ventilating flue up through the roof.

Estimated Cost.....$2000.00
Plans $10.00



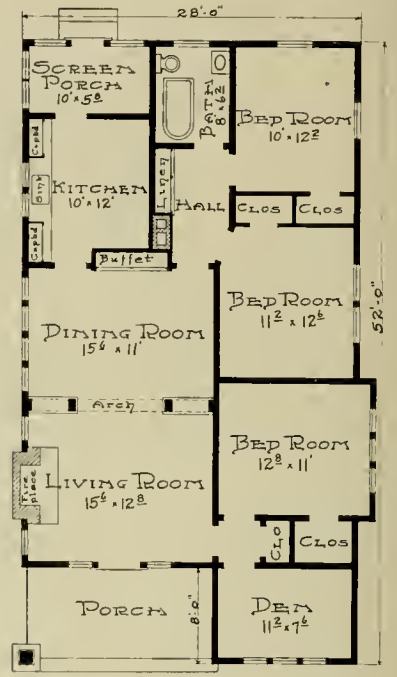
This represents one of the recent ideas in bungalow construction. Its salient points are composition roofing, ventilated attic, cobblestone masonry, walls shingled to the window sills, and siding below. The cobblestone work is worthy of particular notice. Gray, rounded, water worn stones were used and each selected for its proper position. The porch floors are cement. The terrace extends clear around to the kitchen; it is not roofed, but has pergola beams so that vines may be trained overhead. The pitch of the roof is enough for shingles, except in a very wet climate.

The house has seven rooms. The den with its large fireplace, seat, bookcases, and coat closet is a useful room and opens into the living room with an arch. The position of sliding doors and arch could be reversed as might be desired by some owners in case it became necessary to use the den for a bedroom. The dining room has wide French windows (double doors with glass the full length) opening to the terrace. All of the principal windows are hinged casements opening in. One of the best features of this bungalow is the large sleeping room screened on two sides.

There is a cemented cellar and furnace room 12x15, well lighted, and having a grade door entrance very handy to the screen porch.

Estimated Cost.....$2100.00

Plans $10.00

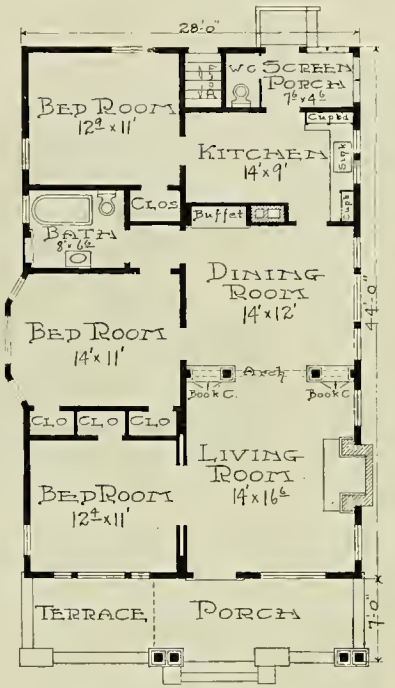


A seven room bungalow with all down to date accessories, surprisingly simple in design but with a remarkably friendly appeal to the home loving instinct. The walls are rough sided and the gables finished board and batten style with narrow screened slits cut for ventilation. The overhang of the roof is supported with solid timber brackets. The style of the windows is worthy of note. The whole house, including the porches, is all under one simple roof—the cheapest possible construction, but as shown here, beautifully and carefully designed and built.

The den is shut off from the other rooms by a passage which serves also as a means of reaching the front bed room. All rooms are large. The living room and dining room are connected by a combination columned arch with built-in bookcases having over 25 feet of shelf room. Private access is had to the bath and two bedrooms by a wide pass hall. The linen closet is extra large, having wide, deep drawers and paneled doors. The plans are made with a cellar and furnace room or without, as may be desired.

Estimated Cost.....$2000.00

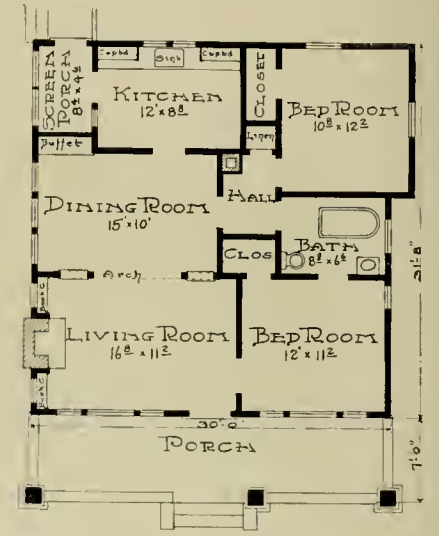
Plans $10.00



This bungalow is also a fine example of the amount of room which may be secured at a reasonable cost. It is built on a forty foot lot but would show to even better advantage on one somewhat wider. The porch and side gables are shingled. The rear portion has a separate roof which is hipped up behind. Porch and terrace walls are clinker brick with cement caps and the floors cement.

Specifications for the living room and dining room include thin oak flooring, paneled wainscoting, plate rail, beamed ceilings, and sand finished tinted plaster. The fireplace is six feet wide and faced with pressed brick. The columned arch has bookcases with glass doors built into the buttresses. As in all of our plans, the buffet and kitchen cabinet are designed in keeping with the style of the interior finish and suitable to the demands of an ordinary family. The house has three bedrooms and a large closet for each. A grade door at the cellar entrance avoids the necessity of lifting the usual trap doors.

Estimated Cost.....$2050.00
Plans $10.00

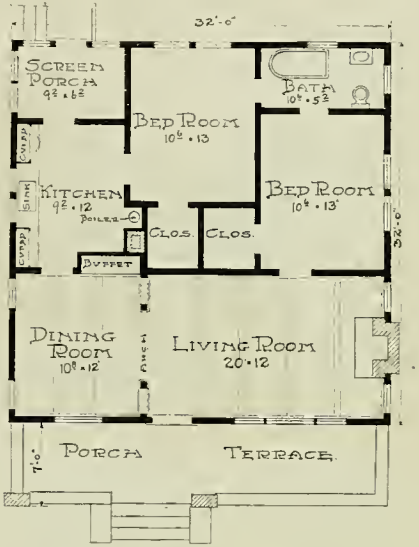


In this instance, the porch is the principal thing in the design. The open timbered gable over the entrance portion breaks what would otherwise be a much plainer roof. All of the trimmings are surfaced; siding rough. The peculiar style of the porch gives an appearance of added width.

The house is planned with five large comfortable rooms. The living room has a fine brick fireplace with built-in bookcases having adjustable shelves and glass doors at each side under the high windows. The living room and dining room being separated only by a wide open arch, are in effect really one room. In design the buffet is pleasing, very roomy, and finished to match the rest of the interior woodwork. The kitchen has a fine built-in cabinet with two cupboards, plenty of doors, drawers, and tin-lined bins. The sink plumbing is open with vent to the wall. The screen porch is large enough for porcelain laundry trays.

Estimated Cost.....$1700.00

Plans $10.00



A bungalow of exceptional merit and designed on simple lines. The gables and walls down to the tops of the windows are shingles, the head casing continuing around the house to form a stop for the shingles and siding below. Porch columns, walls and terrace are blue brick with black mortar joints raked out. The floors are cement.

The living room and dining room occupy the front and are separated only by a columned arch. The fireplace is one of our own original designs and is a useful as well as decorative feature. The broken lines on the plan show the direction of ceiling beams; this method of building them apparently increases the width of the rooms. The buffet is designed to display fine cut glass, china, etc., and has wide, deep drawers for linen, silver, etc. The kitchen is so large and well designed that no woman will require any of the ready made cabinets sold at furniture stores. The screen porch and closets are extra large. This is one of our best five room plans.

Estimated Cost.....$1800.00

Plans $10.00

Quite different from others is this bungalow. It is simplicity in the extreme but not at all expressive of cheapness. It is an original design and really "classy." A low gable roof and wide recessed porch artistically treated tell the whole story. The roof and gable are shingled, the latter stained a tan brown. The rustic siding is a dark brown. The porch columns are artificial brown sandstone (cement blocks) laid in broken ashlar style.

There are five large rooms and a fine screened sleeping room. A house could not be planned to be more convenient and easy to take care of. Between the two principal rooms is a bookcase arch—a very effective piece of interior finish as well as useful. The buffet is eighteen inches deep with linen drawers, glass doors and open counter shelf. The screened room has openings well above the beds and close enough to the ceilings to prevent rains beating in even if hinged sash are not used in connection with the screens.

Estimated Cost.....$1865.00

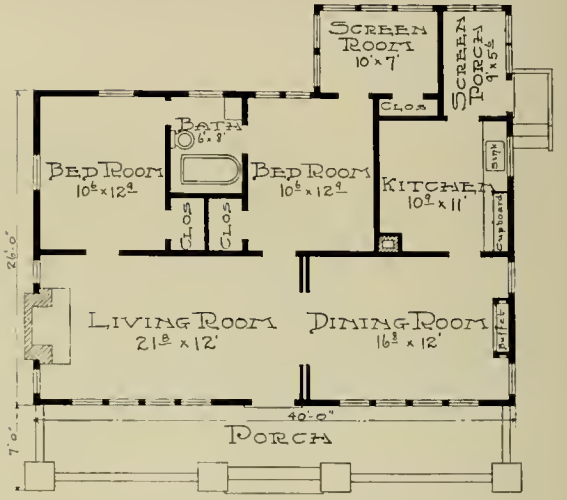
Plans $10.00

Typical of the endless variety possible in design is the bungalow here illustrated. It has the same elements common to perhaps thousands of bungalows, wide projecting roof with exposed rafter ends, shingled walls, stone work and casement sash, but all in a different combination. The pitch of the roof, however, was made a little too flat and our plans provide for more of a slope. The porch floor and side steps are cement. The fireplace at the front instead of being at the side is conducive to a most informal effect.

The den is separated from the living room by a columned arch with paneled sides, each column resting on a wide shelf with an open space between it and the walls. The wide open fireplace is intended for real service. In one corner is a comfortable seat and in the other a writing desk with book and magazine shelves; the whole is arranged for actual use as well as looks. The dining room ceiling is beamed. The three principal rooms have an inexpensive wide board paneled wainscoting.

Estimated Cost.....$1925.00

Plans $10.00

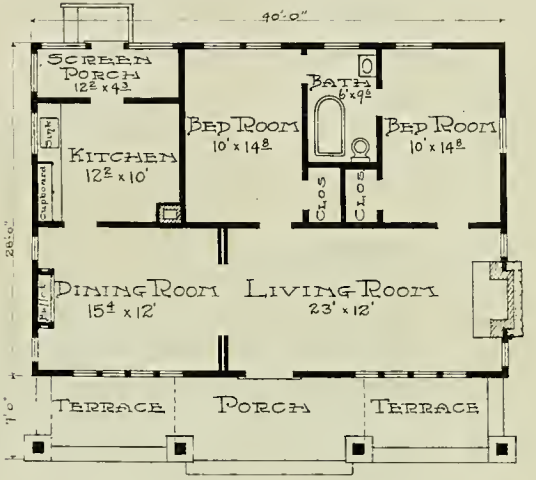


This bungalow is a little larger than the average house of five rooms. The size is also apparently increased by the length of the porch. This is simply an open porch which is entirely covered by the extension of the main roof. This part of the roof is carried on heavy brackets. The porch work is done in cement and brick. The children appreciate this porch as an open air play room. With so much frontage, more than the ordinary number of windows are possible and this undoubtedly makes a most cheerful home.

The fireplace at the end of the living room is six feet wide with an opening which will take good sized logs. It is built of buff pressed brick and has a tile hearth. This and the following house have the same kind of a buffet. The floor arrangement is also similar. Where the screened sleeping room is not found a convenience, it might be converted into a wood room or left off entirely.

Estimated Cost.....$1800.00

Plans $10.00

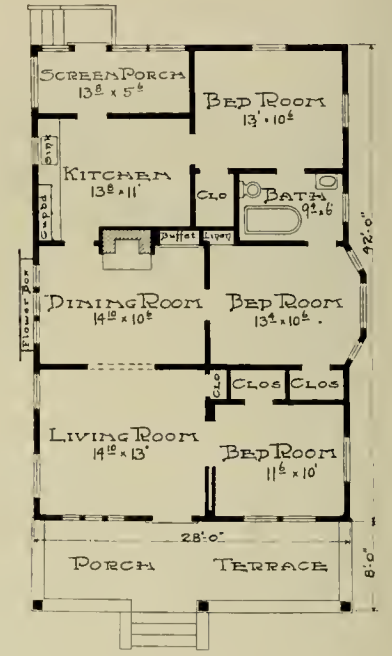


Estimated Cost.....$1850.00

Plans $10.00

In point of appearance, these broad front bungalows, if properly designed, have an exceptional attraction. This house can be built on a fifty foot lot and look well. It is a splendid house for a shallow lot of good width. The exterior is shingles with trimmings of plain surfaced lumber. The combination of covered porch and pergola covered terrace on either side has the advantage of giving plenty of porch room without excluding light from the front rooms. The porch walls and the outside of the fireplace are cobblestone very well laid up. The porch floor is cement.

The floor plan is a simple arrangement of the rooms. The special features are extra large living room and dining room. In this case the buffet is built out into the room and occupies about the space of an ordinary sideboard. With an order for plans, we will, on request, furnish working drawings for a columned arch in place of the sliding doors, which are shown on the plans.

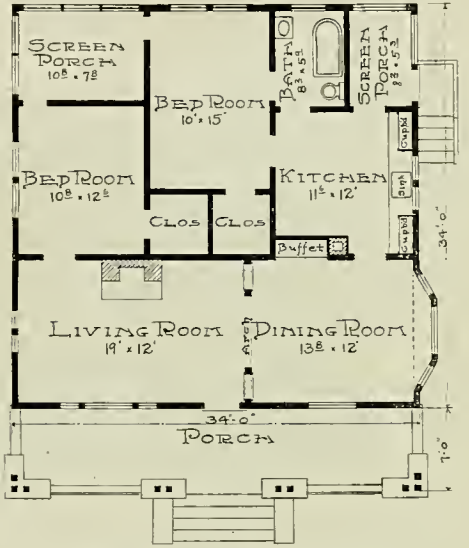


Bungalows of this style find much favor North and East as they are a sort of connecting link between the cottage and the extreme bungalows. This kind of a home will always attract attention, being a simple sensible design. The outside is ordinary six-inch siding with painted white trimmings. The exposed rafter ends are slightly raised. The combined porch and terrace make a very attractive front.

A study of the plan will show a very compact arrangement for six rooms, porch, bath, and closets. The connection between the principal rooms is a wide cased opening. All of the built-in features, such as buffet, fireplace, linen closet, kitchen cabinet, etc., are very simply designed. This construction, together with the employment of a cheap grade of materials in the framing enables a builder to secure this large bungalow at a very low cost.

Estimated Cost.....$1750.00

Plans $10.00



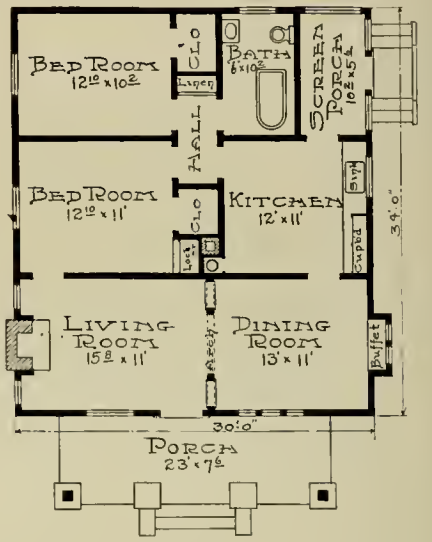
A fine broad front bungalow which is considerably larger than the average of five rooms. One roof sloping to the front covers both house and porch. The span of the porch beam is supported by two pairs of pillars in the middle and by a group of three at each end. The walls and pedestals are cement blocks. The porch is enclosed with plain sawed balusters; the floor is wood and steps cement.

Both living room and dining room have larger dimensions than most bungalows. They are finished with the popular wide boarded wainscoting and box ceiling beams. Closets are extra large. The bungalow has one of the screened sleeping rooms which are becoming so deservedly popular. The kitchen cabinet is commodious and has all the necessary conveniences.

The bath room and kitchen plumbing are close together, effecting a small saving.

Estimated Cost.....$1775.00

Plans $10.00

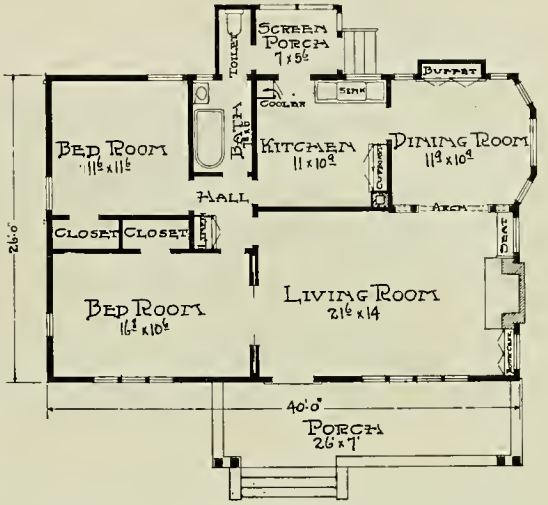


A moderately broad house in very simple bungalow style. Such a house is well adapted to building on a forty foot lot. Specifications call for hard rough brick for the porch and chimneys, cement floor and steps, dark stained siding, smooth painted trimmings, shingled gables.

A wide bungalow door with three plate glass lights and heavy brass door latch opens directly into the living room. A buttressed columned arch divides the front of the house into two rooms. At one end is the fireplace and at the other the buffet. The front living room window consists of a wide sash with transom above; the dining room window also has a fixed transom, but three sash below, the middle being stationary. Each bedroom has a roomy closet, the front room having also a locker. The bath is reached through a pass hall, thus avoiding the necessity of opening into either of the bedrooms as is so often necessary.

Estimated Cost.....$1675.00

Plans $10.00

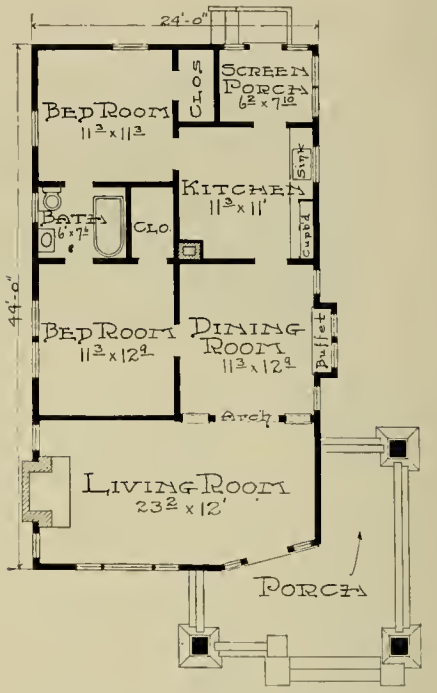


This is another of the wide front bungalows. The porch is well designed and in keeping with the style of the house. It is as wide as many ordinary bungalows. On account of the peculiar construction of the porch, the bungalow does not appear quite as wide as some of our other forty foot fronts. The exterior walls, including those of the porch are ordinary stained siding. All trimmings are surfaced and stained. The porch posts are eight inch square box columns and the floor is tongued and grooved.

The living room is much larger than common and one of the very desirable features of the plan. It has a fine six-foot fireplace. On one side is a bookcase and on the other a hinged seat. The dining room with a fine bay window and handsome buffet presents a most inviting appearance through the wide open arch. There are two large bedrooms, each having a roomy closet. The situation of the bath allows a place for a detached closet, a good idea when it is possible at no extra cost. We recommend this plan as affording a maximum of well used space at a minimum of expense.

Estimated Cost.....$1775.00

Plans $10.00

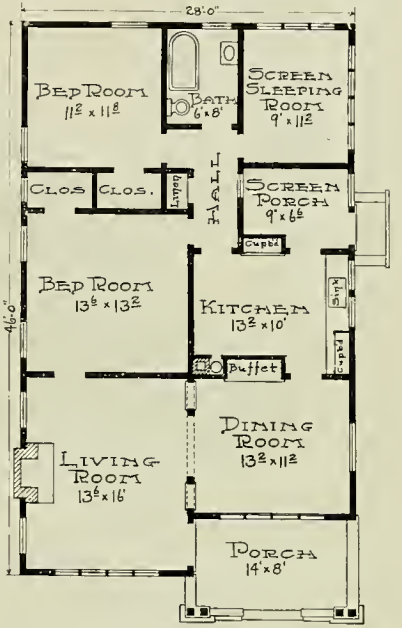


Everyone who sees this bungalow acknowledges its exceptional beauty; it can not be passed unnoticed. Although only twenty-four feet wide, the style of the front, together with the projection of the porch at one side is much more effective than many homes larger and costing considerably more. Certainly in point of appearance this bungalow gives its owner the most for his investment. The beauty of the house is much enhanced by the surrounding flowers and vines. At the right of the house is a pergola arrangement over the driveway forming a sort of porte cochere. This is a simple rough timbered framework which is intended to be ornamental rather than useful.

All of the rooms, especially the living room, are large for so inexpensive a bungalow. The wide open columned arch between the living room and dining room makes a very striking combination. This effect increases one's idea gained from the front appearance that the house is larger than it really is. The screen porch is large enough for laundry trays.

Estimated Cost.....$1700.00

Plans $10.00



An exceedingly attractive homelike air and at the same time a feeling of reserve is characteristic of this bungalow. The entrance to the house is not conspicuous as the front door is at one side and concealed by the porch; except for the lack of a vestibule or reception hall this feature brings to mind the simple entrances to the better class of new English homes.

All outside finish is surfaced and painted and the shingled walls have a very light oil stain. This picture shows what a decorative feature a single awning may be—especially on a plain straight front.

The plan is for six fine rooms and large closets; one of the best features is the large open air sleeping room—a thing which is more than a passing fad, even in cold climates. The house has all the comforts and interior features possible in a low cost home. We recommend this as an exceptionally appealing design for a well planned, inexpensive bungalow.

Estimated Cost.....$1800.00

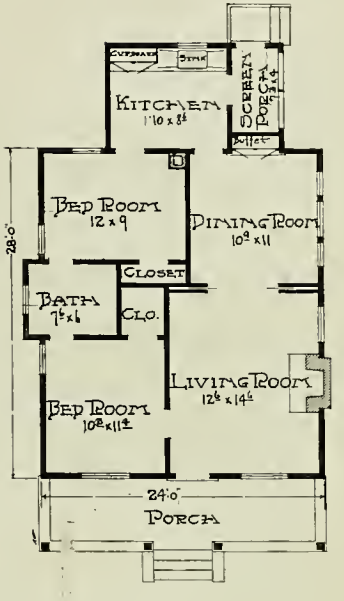
Plans $10.00

This house will appeal to those who require a modern five room house at the lowest cost consistent with satisfactory results. Specifications include shingle roof, rough siding, painted white trimmings, wood porch floors and cement steps. The side porch is a kind of terrace with pergola beams overhead. The columns and railings are an inexpensive combination of materials such as are found in any lumber yard.

The floor plan is so well laid out that not a foot of space is wasted anywhere. Most of the bungalows now have columned arches connecting the main rooms, but frequently sliding doors are preferred as affording more privacy. In many parts of the country fuel is so high that the fireplace method of heating is only occasionally employed. On this account it is sometimes well to locate the kitchen chimney so that a stove may be set up in the dining room. In addition to the usual conveniences of buffet, kitchen cupboards and medicine cabinet, there is a cellar easily reached by an outside entrance, having a grade door.

Estimated Cost.....$1440.00

Plans $10.00

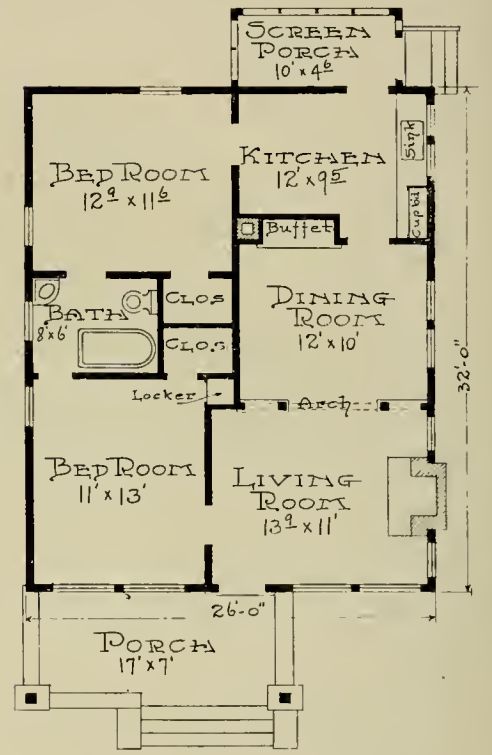


Here is a bungalow which is built on conservative lines, a style which has been favored by many and is in many respects more acceptable than some of the freakish things now being built. A large gable with the roof sloping to the front covers the main part. If desired, only this portion need be built first, as the rear might be added at a later date. The dormer in the front is for appearance only, the attic being too low for rooms.

The walls are siding and both siding and trimmings are painted with a dark stain, the trimmings being several shades darker. The fireplace is faced up with pressed brick and has wood trimmings and wide shelf. The dining room buffet is sufficiently large and deep for the accommodation of much linen and the fine china, etc. The bath and closets with direct connection with the bedrooms is an exceptionally convenient arrangement.

Estimated Cost.....$1525.00

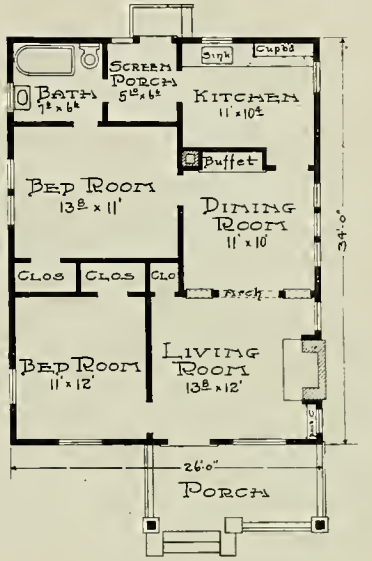
Plans $10.00



Anyone desiring a bungalow just a trifle better finished than the average will find this worthy of serious consideration. The porch and pergola effect over the flower bed is the key to the beauty of this house. Perfectly clear surfaced lumber is used for all the finish. The gable is supported by substantial solid brackets. The porch pedestals and walls are what is locally called "blue brick"—a very hard brick, somewhat rough, and generally laid up in colored mortar. The floor and steps are cement.

The fireplace is of generous dimensions. Two rooms are made one by the employment of the arch idea. The bath is placed between the bedrooms, this being generally the best arrangement where cost and consequently the most economical use of space must be considered. A large screen porch behind makes a fine outside work room.

Estimated Cost.....$1450.00
Plans $10.00

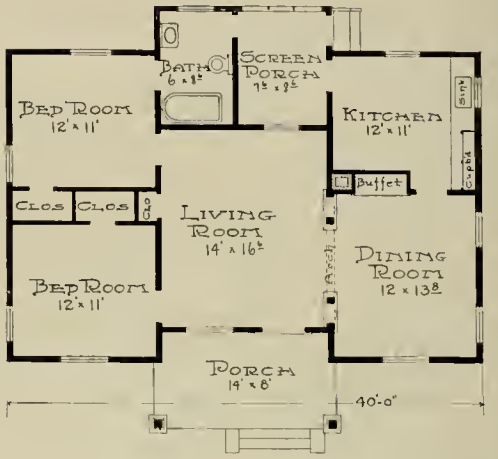


The prospective home builder will notice that the subject of these remarks is of unusual interest on account of its neat appearance and very compact plan. It has a fine finish and is so well proportioned that it might be taken for a house of higher cost. The trimmings are painted a straw yellow which offers just enough contrast to the stained siding. The porch floor and the steps are made of cement.

Five fairly large rooms, closets, screen porch and bath are figured out of a comparatively small floor space. The living room has an artistic pressed brick fireplace with hard pine trim to match the wood work of the room. At one side is a small bookcase with glass doors. The closet opening into the living room is always found a great convenience—it can be used for many things; the doors might be made to open from the dining room side. The buffet is one of our attractive inexpensive designs. The dining room is splendidly lighted by triple windows. Considering the size of the rooms and the quality of finish recommended this is one of our best low cost bungalows.

Estimated Cost.....$1425.00

Plans $10.00

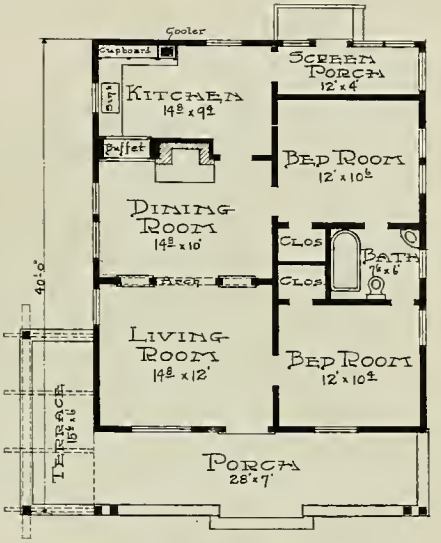


Here is another home with the broad side to the front. It is well suited to a city lot of 50 feet or wider and will look even better on larger ground; it is particularly well adapted for a small ranch home on the lonely country roads. The bungalow is finished in the ordinary way with stained siding and painted trimmings. The porch is not entirely independent of the house, being partly recessed. Not much cobblestone work is seen, but it tends to produce the much desired rustic effect. The porch floor is wood but the steps are cement. It will be observed that the windows are large and the upper sash cut up into small lights, these being extensively used in both large and small bungalows.

Aside from the five rooms there is a large bath and porch screened in. Closets are extra large. The buffet and kitchen cupboards will be found of sufficient size to suit the needs of the average housewife. There is no fireplace, although a good one could be built at a small additional expense.

Estimated Cost.....$1350.00

Plans $7.50

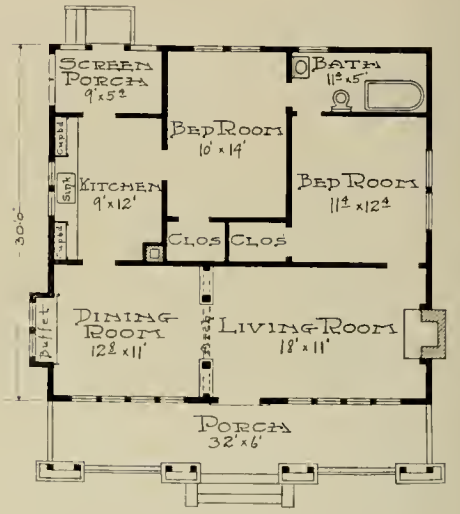


The bungalow idea is wrought out here in all its simplicity. One roof unbroken by dormers covers the whole of the house and the porch. The walls are shingled and stained but little darker than the original color of the wood. At the left side is a terrace with pergola beams. The porch floor is filled with earth and cemented. The door is one of the heavy stock veneered doors with a plate glass light.

The room arrangement is one of the simplest possible. The screen porch is exceptionally large—a store closet might be taken from the end of it. One of our attractive columned arches forms the opening between the principal rooms. The buffet combined with a fine open fireplace makes a very pleasing dining room. Both are inconspicuously ornamental and in keeping with the character of the house. As in many of our bungalows the fireplace chimney and the kitchen chimney are one, but there are two separate flues. The cabinet kitchen fixture with sink, cupboard and cooler ideas as found in the drawings, are alone worth the price of the plans. To secure larger bed rooms it would only be necessary to extend them to the rear wall and build the screen porch behind the kitchen.

Estimated Cost.....$1550.00

Plans $10.00



Another perfectly planned, perfectly designed small home. Every line is characteristic of the true bungalow. Principal exterior details are siding stained a beautiful brown with trimmings a darker shade, wide overhang of the roof, exposed rafter ends, flower boxes, plain board balusters, and cement steps. When supplied with all the attractive flower vines this newly built bungalow will compare most favorably with any of the others.

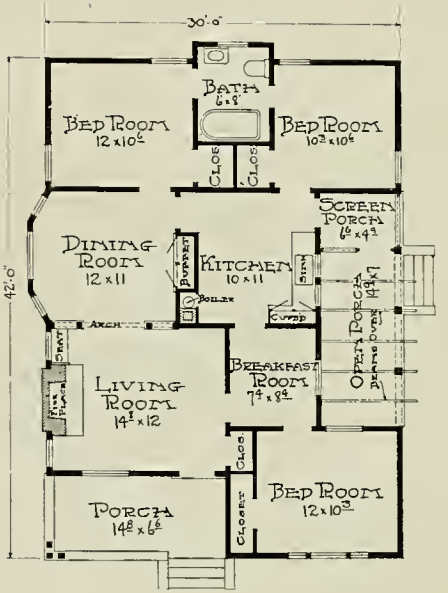
Windows of the front rooms are casements with the upper part of the sash cut up into small lights. Other windows are preferably "double hung" (check rail) as they are less trouble when open. The bungalow has all the usual conveniences of many more expensive houses, such as columned arch, buffet, splendid kitchen equipment, large screen porch, etc. Wood work in the front rooms is stained a light mission stain with a dull finish—other rooms are finished in enamel.

Estimated Cost.....$1450.00

Plans $10.00

This is something different in the way of a simple inexpensive bungalow. The walls are shingles stained a tan brown. The foundation and porch walls are brick, while the porch floor and steps are cement. As there is nothing at all expensive in the construction, this is a good example of how attractive a cheap house may be of properly built. The casement windows with long narrow panes combined with flower box form the most noticeable feature of the design.

This bungalow has six rooms of average size. Besides this there is a small room to be used as a breakfast room or sewing room. The open rear porch with pergola beams is simply a private porch which can be fixed up in a most interesting manner. The living room and dining room have an open arch connection and are finished with beautifully stained slash grain pine.

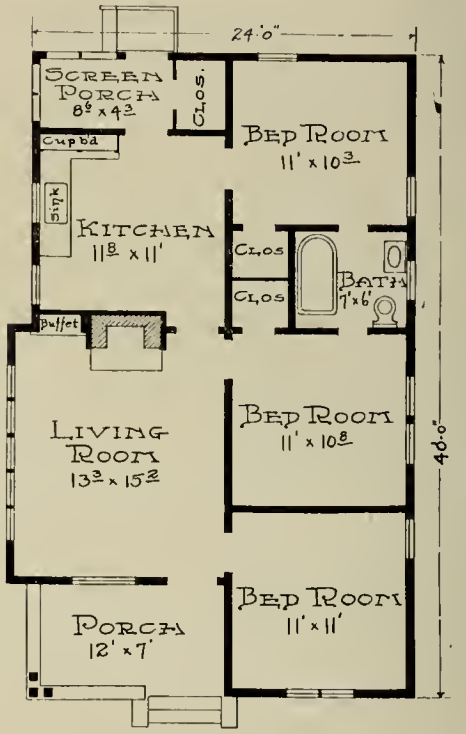


Estimated Cost.....$1750.00

Plans $10.00

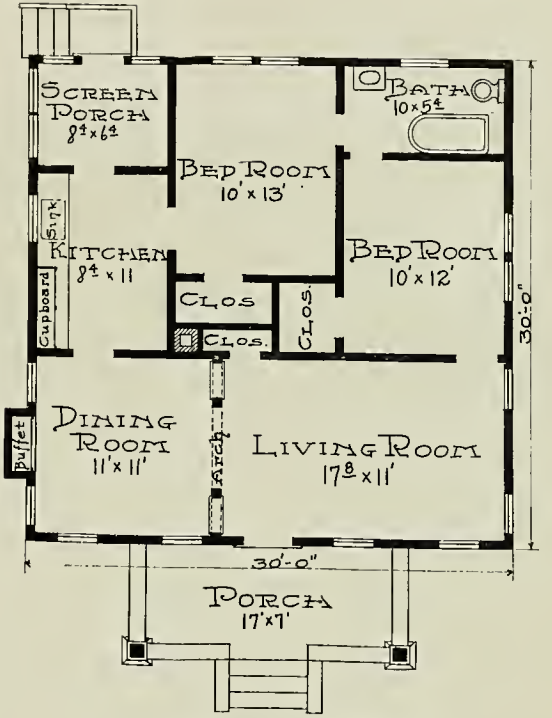
An attractive and very cheap home, considering the size of it. The dark stain with which it is painted makes a picture to show the house to best advantage almost impossible, but anyone can see that the lines are right and the house well proportioned. Exterior details are shingled roof, rough siding, recessed porch, cement floor and steps, casement sash. Window boxes are not at all new ideas in outside decoration, but they seem to be particularly in harmony with the bungalow spirit. The porch floor and steps are made of concrete and the columns are square timbers. The attic is ventilated by means of Louvre vents in the front and side gables.

There are three fair bedrooms, one large general purpose room, kitchen and fine screen porch, the latter having also a big store closet. The living room has an inexpensive paneled wainscoting four and a half feet high. The kitchen is equipped with one of our roomy cupboards. Certainly the builder of this house gets a splendid return for his investment.



Estimated Cost.....$1200.00

Plans $7.50



This is an inexpensively planned bungalow, but the well designed porch gives it a "quality" look seldom found in homes of this class. The exposed timber finish and shape of pedestals and columns makes this porch different from all others. A simple gable roof covers the whole plan. All of the finish is surfaced and stained the same as the siding but with a darker shade.

The upper halves of the principal front and side windows are cut up in squares.

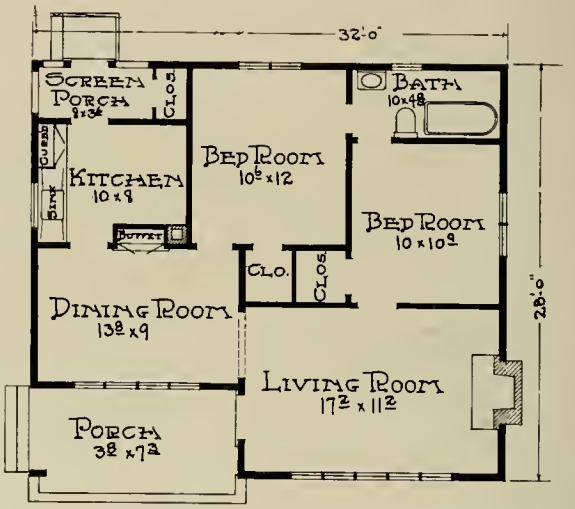
An open arch with high paneled buttresses divides the front into the principal living rooms. The living room has a closet and the dining room a buffet. The buffet is six feet eight inches high with glass doors above an open counter shelf recess and drawers below it. There is a wide kitchen cabinet with about thirty feet of shelving besides drawers and bins.

Estimated Cost.....$1250.00

Plans $7.50

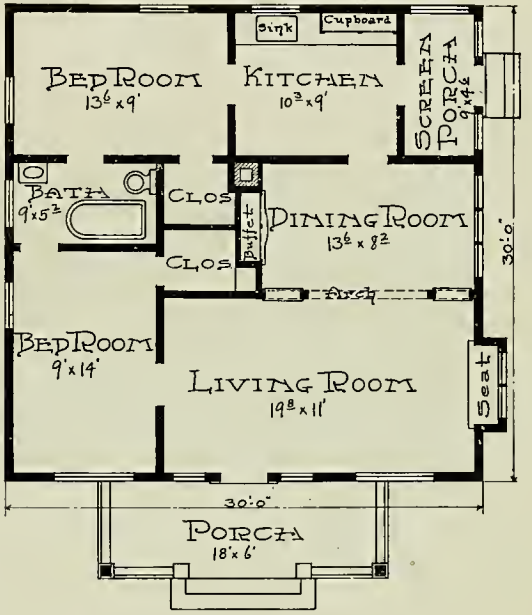
This is another of the newer styles in the inexpensive houses. The effect is generally pleasing with nothing to give one an idea of "cheapness" which again demonstrates the truth of our contention that it costs no more to build attractive homes than some of the common box houses. A group of five casements is seldom possible in so small a house, but the large living room and broad front makes this a commendable feature. The corner porch with steps at the side is an idea which is not carried out in any of our other bungalows.

This being a small house, cannot have very large rooms, but still they afford the necessary accommodations. The bedroom closets are as large as are often found in many more pretentious homes. The screen porch also has a deep store closet. The living room has a simple open fireplace and the dining room a built-in buffet.



Estimated Cost.....$1200.00

Plans $7.50



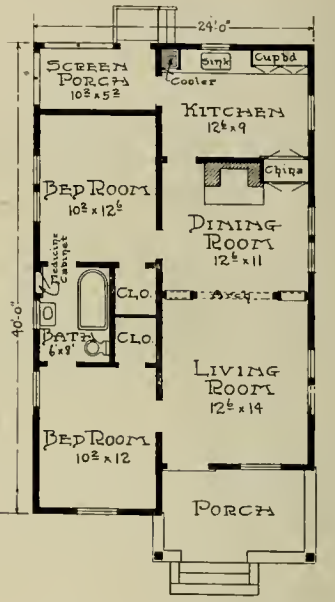
Here is a delightfully simple, dignified little bungalow. The gable roof with the broad side to the front seems to create an impression of considerably more width than thirty feet. The walls of the house are siding except in the porch gable which is shingled. A very dark stain was used in this case; the sash are painted pure white.

There are ventilators in the attic of this bungalow similar to most of our one story houses. The porch floor is of wood, but the two steps are concrete. Except for the wide front window, all the living room and dining room windows are hinged casements.

The living room is very large and the dining room small, but provides the necessary accommodations. The living room has a deep recessed seat with a hinged bottom. It will be observed that the chimney is situated so that it may be used from both the dining room and kitchen. Bedrooms are not wide but the necessary space is provided for in additional length. Closets are large and the screen porch is much larger than those commonly found in houses of this size.

Estimated Cost.....$1285.00

Plans $7.50

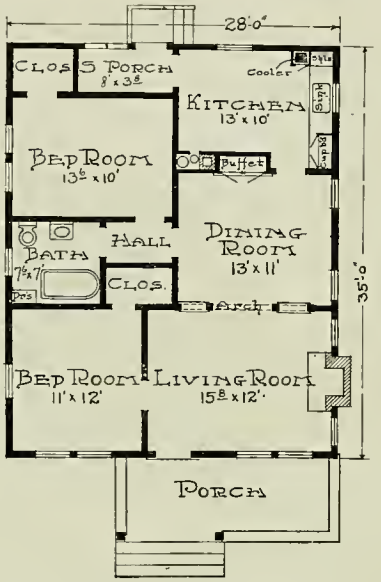


As a small house this is especially well liked for it combines good looks with all the advantages in plan of many larger houses. A good combination of the cheaper building materials reduces the cost to a minimum without sacrificing either comfort or good taste. The outside walls are rustic siding.

The porch is open and very inviting. The steps are cement with cement sides. The entrance is direct into the living room. The ceilings are eight feet four inches high in the clear. All walls are plastered and have a sand finish which should be tinted. We consider this one of the best of our small bungalows. It will pass anywhere for a house costing several hundred dollars more.

Estimated Cost $1250.00

Plans $7.50



There is nothing striking in the make-up of this little home but there is an indescribable charm in its graceful lines and homelike appearance. A part of the porch is covered with a roof and a part is open but enclosed with a railing.

The two principal rooms have a simple columned arch between them. The living room has a beautiful inexpensive fireplace. This bungalow has all the little conveniences which make housekeeping so much easier. There is a large buffet, kitchen cabinet, ventilated cooler, boiler closet, and a chest of drawers in the bath room.

Estimated Cost.....$1350.00

Plans $7.50

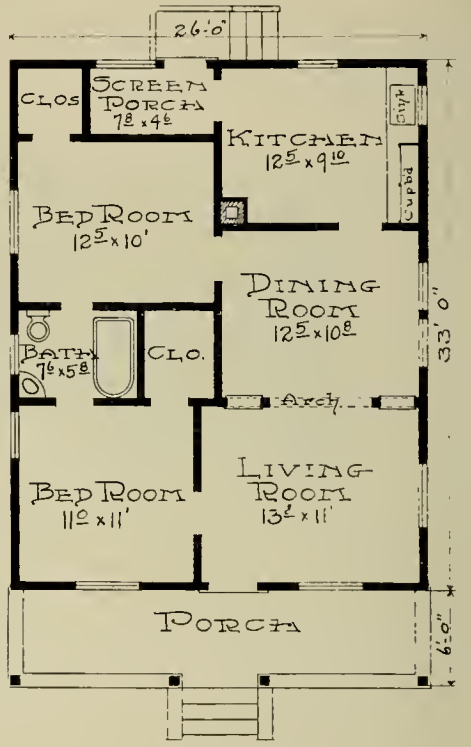
CHEAP CONSTRUCTION—Under the most favorable conditions, any of the houses in this book can be built for one-fifth less than our estimates. We have figured the cost of good work. It is better to build a small house well than a larger one with cheap materials and poor workmanship. A well built bungalow will stand as long as any frame house, but a "cheap" one will look old inside of two or three years.

Generally very low bids from contractors mean that they have figured on cheap materials and workmanship. We always specify the best of everything, but without the immediate supervision of an architect the owner can be cheated. It is safer to accept the higher bid of a contractor who you know does good work.

This bungalow offers a new idea in porch design. In order to have a full width porch and to avoid a large gable such as we find in so many bungalows, the portion over the entrance was made with a gable while the rest is covered with a hip roof. Otherwise the front might be like the one on page 38, 22, or 27. This is a fine looking house for the money and will make a most comfortable home.

STAINS VERSUS PAINTS—Stains are used in nearly all residence work and almost exclusively on bungalows. Shingles, rough siding, and rough trimmings or other wood should all be stained. Surfaced trimmings are more common and can be either painted or stained. Varying shades of brown and green seem to be the most popular colors for stains. Be sure to get the best well known brands of stains (or paint) as anything cheap will fade and wear quickly.

Good paint fades more quickly than good stain—it does not look fresh so long. On account of its being a better filler for small cracks and joints, it is better to use paint for all trimmings, window and door frames in cold climates.



Estimated Cost.....$1270.00

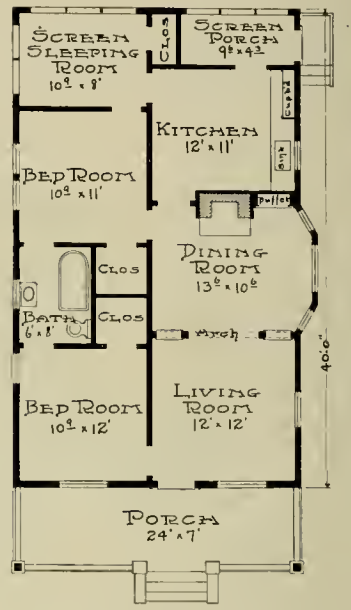
Plans $7.50

A substantial looking well built home, similar in plan to many others, but yet "something different." The finish is such as is found in many larger houses of this style, making it a high grade bungalow at a very low cost. The kitchen has a cabinet large enough for the size of the house. The plans are arranged so that the bath room can be used for other purposes where plumbing is not put in when the house is built.

SHINGLES VERSUS SIDING—Shingles seem to produce a more rustic effect which is one of the beauties of the bungalow style. Shingles combined with siding also look well. In bungalow work, siding should be put on rough from the saw. Where one side comes surfaced, it can be changed with the rough side out. Corners should be mitered. The lower cost of siding is in its favor where cost must be considered. We have not space here to say anything of board and batten construction, shakes, cement, plaster, or any of the combination of outside finish, all of which are good when properly handled.

Estimated Cost.....$1150.00

Plans $7.50



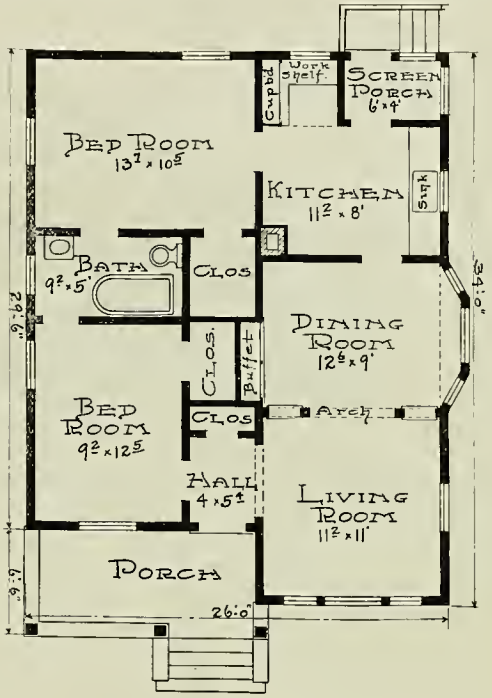
This is one of the most common styles in bungalow design—all rooms and porch under one gable roof. Such houses are cheapest to build and therefore best adapted to a family of limited means. The house is covered with the ordinary dark stained siding; trimmings are a straw yellow. The porch is enclosed with a plain railing with square balusters; steps are cement.

The plan is for five ordinary rooms with a screen room which makes practically six. The right side is broken by a large bay window. The house has all the usual interior fixtures—columned arch, buffet, fireplace, kitchen cupboards, standard plumbing, etc.

Estimated Cost.....$1250.00

Plans $7.50

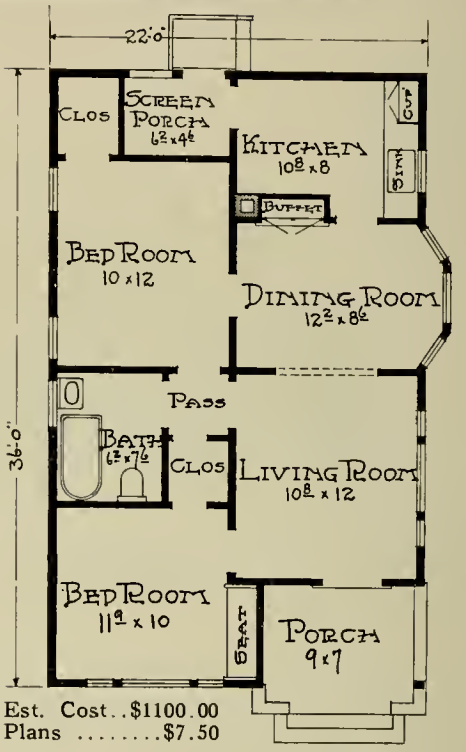
COBBLESTONES—Have been employed in bungalow construction so long that there is no question about the value of this material. It is not a cheap construction because of the cost of selecting and laying up. Only rounded waterworn light colored stones should be used, although dark stones may be laid in at random with good effect. Stones should be of various sizes and as large as can be conveniently handled. In porch work, pedestals for pillars ought to be proportioned to the load. The best effects are gained by using the largest stones near the ground, and raking the cement out of the joints as deeply as possible. The top finish is usually a thick cement cap, but stones and cement mortar can be made an excellent finish.



The picture represents a very pleasing type of the cheap homes now being built for small families. The exterior impresses one favorably at first glance. There is an entrance hall with coat closet; some might prefer a seat. The kitchen has a small open pantry corner, a thing which many appreciate more than a cabinet kitchen. Besides the cupboard room, the buffet furnishes extra room for fine china, linen, etc.

CASEMENT SASH—Most bungalows have casement or hinged sash somewhere in their construction. In their simplest form they are cheaper than windows hung with weights, but not so water tight. Casement sash swinging in require outside screens, the reverse is true for those opening out. Inside casements are better for screens, but if not carefully made are not weather tight. Our plans generally provide for inside sash and we furnish half size detail drawings for the same, which if carefully followed will give satisfactory results. We do not specify casements except for small openings in good work or for the cheapest bungalows.

Estimated Cost.....$1200.00
Plans $7.50



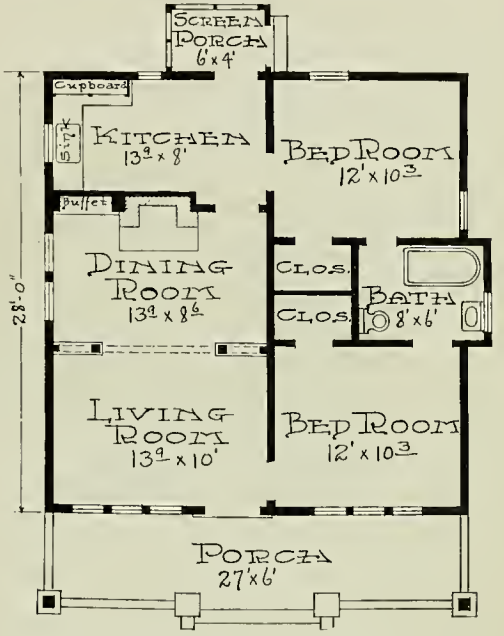
Est. Cost..$1100.00
Plans $7.50

A few people have to build on narrow lots, but really good looking bungalows for such situations are difficult to find. This one answers very well the requirements of a restricted area and a very neat and finished design. The exterior wood work is all stained one color, but as the trimmings are surfaced, there is a difference in shade. The wide overhang of the roof is supported by brackets. The rafter ends are slightly curved at the ends and cut pointed.

Aside from the five rooms there is a pass hall, bath and rear porch screened. The rooms are large enough to afford every possible comfort in so small a bungalow.

SCREEN PORCHES—The kitchen screen porch is one of the most valued rooms in the bungalow, small though it may be. No house should be built without one because it is a fine outside work room and keeps out dirt and flies. In cold climates the screens can be taken out and sash put in for the winter.

The screen sleeping room is an excellent idea wherever houses are built. No one questions their value, but it must be admitted they are an additional expense and when stuck on a house as an after thought do not improve the appearance. These rooms should be planned as a part of the building proper. The same benefits which such a room provides may more cheaply and as effectively be secured by making the outside walls of any bedroom all windows—preferably casements, up close to the ceilings. These openings can be screened and except in occasional driving winds, the overhang of the roof will exclude the rain.



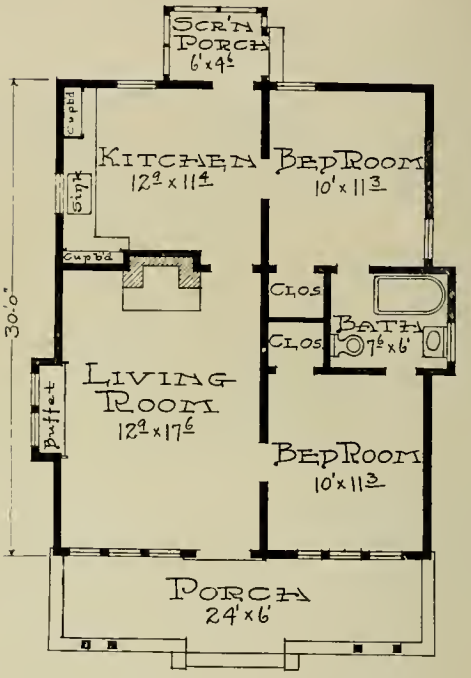
Specifications for this bungalow include resaw siding, casement sash, wood porch floor, shingled roof. The porch construction is the wide unobstructed span supported by two columns, a style which is more often found in larger and expensive bungalows. The door is wide and has four small plate glass lights.

The plan is for five rooms besides the bath and rear porch. The two principal rooms are small but a wide open arch apparently increases the size of each. The buffet and fireplace are intended for real service as well as looks. The kitchen has a splendid roomy cabinet with all necessary conveniences.

Estimated Cost.....$1200.00

Plans $7.50

LIGHT AND AIR—An abundance of light and air is one of the prominent characteristics of the bungalow. This is of prime importance to the health of the family. Plenty of light is to be had only with plenty of windows and the more of these the better the ventilation. Houses with small halls or with no halls at all are most easily ventilated and therefore the rooms can be kept at an even temperature, no matter whether it is hot or cold. This is one reason why bungalows can be kept cooler in hot weather than any other style of building. In cool climates, if the window frames are well made and storm sash used, these houses are as comfortable as any.



This is one of the best small bungalows, well built and finished. It has a brick foundation, rough stained siding, and painted white trimmings. All the front windows are casement sash cut up with wood muntins.

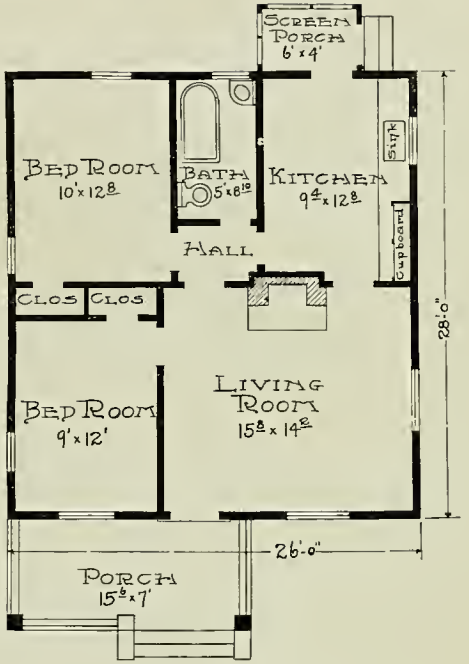
The plan is an economical arrangement of four rooms. The kitchen is larger than in most small houses with a place at the rear window for a dining table. The fireplace is of brick and, as it is next to the kitchen wall, the kitchen and fireplace form one chimney with two flues. The design of the buffet is for an open recess with outside windows above a high counter shelf and doors and drawers below.

BUNGALOW DOORS—In these pictures various attractive designs in front doors are shown. The more expensive doors are thick and broad and veneered with oak or slash grain Oregon pine. Most of them are three and a half feet wide, some are four feet, and they are used in all good work. There is also a variety of solid panel doors from three to three and a half feet wide, these being found in the cheaper class of houses.

This being a book of cheap houses, we advise stock five panel doors of the best grade. All rear kitchen doors should be sash doors and the one into the dining room double swinging.

Estimated Cost.....$1075.00

Plans $5.00



In selecting plans for a small home, one must linger long before passing this bungalow for it certainly has a peculiar charm all its own. The house is well proportioned; windows large and well placed. The walls with irregular small shingle surfaces and the various ways in which they take the stain are more interesting than siding would be. Observing persons will appreciate the good sense of the owner in arranging the flowers and vines.

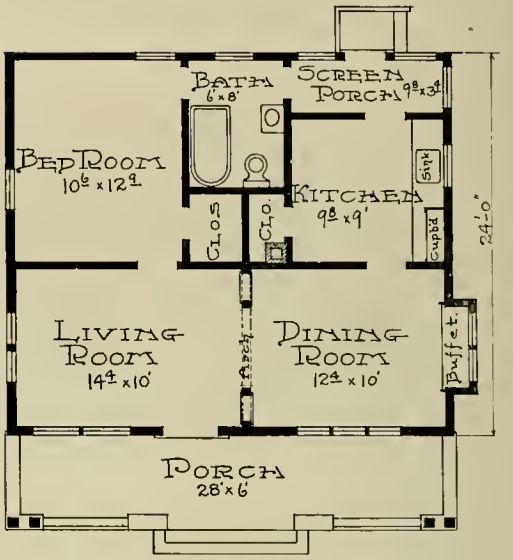
The living room is generous in size, well finished in hard pine, and has a fine fireplace. The kitchen is large for the house, but without a dining room this is necessary.

THE FIREPLACE IDEA—No matter what other means you have of heating your bungalow you will find a simple fireplace a source of comfort, sociability, and charm. There is a magic in crackling wood and glowing coals which always makes us forget the cares of the day. The word "hearth" and all its associations are celebrated in song and story and for all our modern civilization we still have in us a good deal of that which makes savage races worship fire.

Practically, a fireplace is something of a luxury, but every family should have one if they can possibly afford it. The desirability of having one all depends upon what one considers worth while. Certainly the esthetic, intellectual, and ethical values can not be measured by dollars and cents.

Estimated Cost.....$1100.00

Plans $5.00



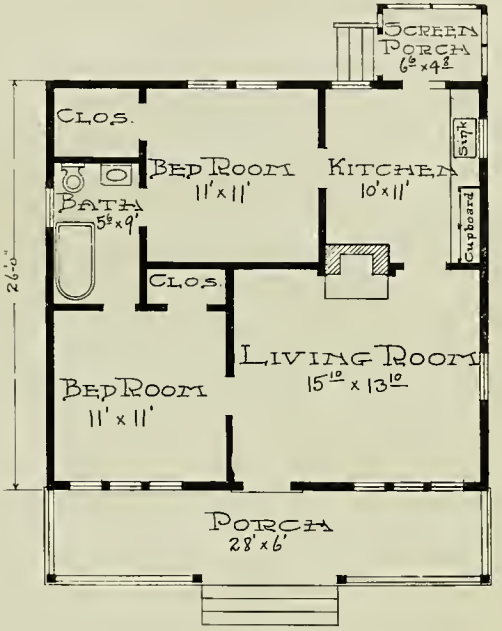
In point of appearance this is the equal of many larger and more expensive bungalows. It is covered with a plain gable roof which is broken up by a dormer. Our working plans provide for a little more pitch to the roof. As in many of our small houses, the front windows are casements. The door is an original design, wide, and has plate glass lights.

The front porch is about all that anyone can ask for—long and open all the way across with no obstruction of the street view. Living room and dining room are finished in true bungalow style with an inexpensive paneled arch dividing them. An ornamental buffet fits nicely into the end of the room.

Estimated Cost.....$1050 00

Plans $5.00

MISTAKES IN FIREPLACE DESIGN—"Four distinct elements compose what we call the fireplace—the hearth, the lining (back and sides), the facing, and the mantel proper. For the first three of these it is essential that a fire-resisting material be employed, while for the mantel proper the greatest variety of materials are available, and it is probably owing to this fact that the intimate relation between the mantel and the fireplace is frequently lost, and the mantel, instead of being, as it logically should be, a harmonious finish relating the fireplace to the treatment of the room, becomes an affair of such elaboration as to detract both from the fireplace and from the furnishings of the room."—J. Monroe Hewlett in A HOUSE OF BRICK.



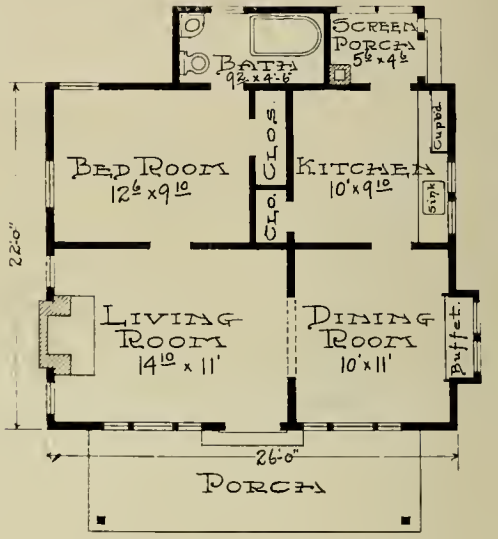
This house has very simple lines, but the design is neat and attractive. It will be a serviceable home for any mild climate—for a cheap summer bungalow or an all-the year-round house in cold climates with the proper alterations for cold weather which are mentioned elsewhere in this book.

The four rooms, closets, and bath are all of generous size. The porch will be a continual joy to those who appreciate such things. All rooms are plainly but attractively finished and afford every possible comfort possible in so small a space.

Estimated Cost.....$1100.00

Plans $5.00

CEMENT BLOCKS—In our opinion cement block construction costs more for good work than frame building, and it is well nigh impossible to make really good looking houses out of them. Makers of blocks and manufacturers of machines dispute these statements. The best refutation of the cement block idea is the comparison of cement block houses printed in all the makers' catalogs with the bungalows in this book. Good looking block houses could be made, but overcoming the many objections would increase the cost to a prohibitive figure. Cement blocks can be profitably used in foundation and porch work. Cement is one of the best building materials, but it must be intelligently handled.



Estimated Cost.....$900.00

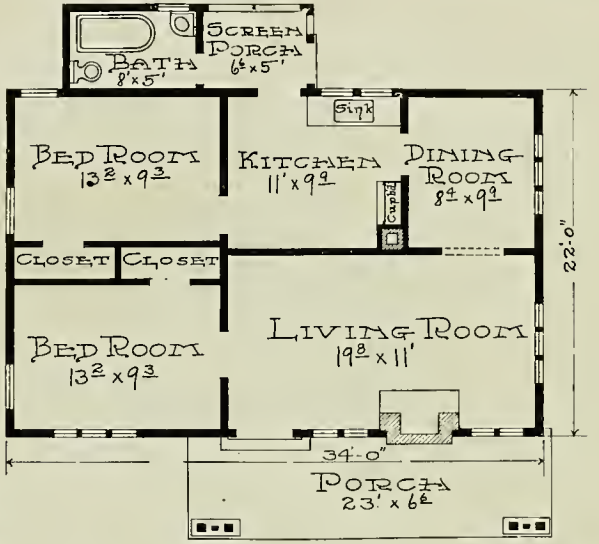
Plans $5.00

In this case, shakes stained a tan brown, casement sash, flower boxes, and fireplace all combine in producing a very friendly impression. The porch shows much structural timber work. It is supported by two square timbers. The appearance might be somewhat improved with an inexpensive railing to partly enclose it. The floor is cement one step from the sidewalk—one other step is at the door.

The fireplace is expressive of old-time sociability and can not be taken from the house without materially lessening the beauty of it outside and inside. The dining room and kitchen both have commodious cabinet work.

HALLS—Entrance halls are found in very few bungalows and then are generally merely cut off from the living room by a columned arch or other wide opening. The general idea is that it is better to use the space as a part of the living room. Where a storm protection to the front door is necessary, this is best made in knock-down style constructed of ceiling as it is easy to handle and set up at will.

Interior pass halls are the only means of private passage between bed rooms and bath. They do use up valuable space, but it is well employed. The halls can be lighted with chipped glass doors in the bath rooms or from ceiling lights where there are attic windows.



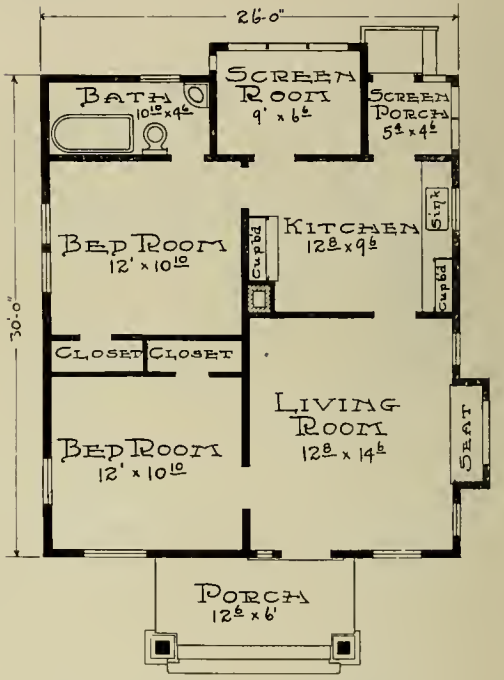
A broad front bungalow of five rooms. Specifications include prepared composition roofing, shakes with spaces between, brick porch pillars and outside fireplace, cement floor in porch, and casement sash. Low flat roofs are becoming very popular and these must be covered with some material other than shingles. Roofing is obtainable in several pleasing colors. Here is one of the most hospitable, comfortable porches imaginable. The floor is on the same level as the walk and only two steps below the house floor. Noticeable details are the open timbered roof and the supporting pillars. The house is well planned.

Estimated Cost.....$1100.00

Plans $5.00

KITCHENS—A common mistake in bungalow planning is to make the kitchens too small. The cabinet kitchen is a fine idea, but it too often means also a small kitchen. There should be plenty of cupboard room, preferably all in one fixture. There must be wall space for a range, for a boiler, if no cupboard is made for it, for a table no matter how small, for two chairs, and what we consider MOST IMPORTANT in a house of any size, plenty of room for two persons without danger of collisions.

Our cupboard fixtures are carefully planned and large enough to accommodate the needs of the family. Sink plumbing is always left open and drains made long. We have planned the work-shop end of our bungalows larger than most designers, but not at all too large.



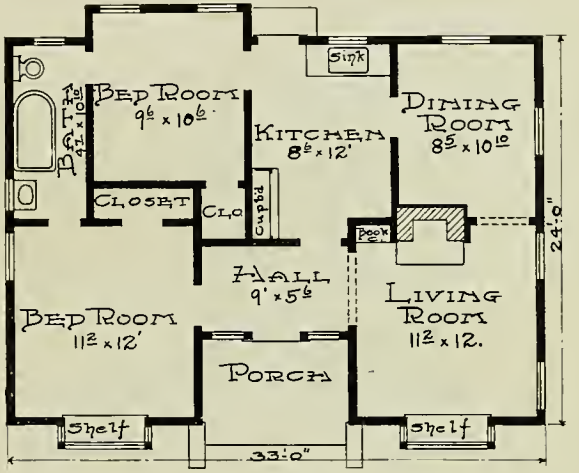
The man of limited means cannot expect much for his money and generally does not get it, but this is not necessarily always so. This bungalow shows that even a small house can be made attractive without any extra expenditures at all for decorations. The house has four good rooms with a screened room which may be used for any one of several purposes, depending on the needs of the family.

BUILT-IN CABINETS—The bungalow has more built-in furniture than any other style of house. This adds immensely to the attractiveness—also considerably to the cost, but lessens the care of the house. However, the extra cost is saved in the bills for furniture. Our bookcases have doors with either leaded glass or wood muntins and adjustable shelves. Our seats are designed for comfortable use, and most of them have hinged tops. It may be well to state that in some houses the seat idea can be overdone in having too many. We usually design our buffets with glass cupboard doors above an open counter shelf and cut up the space below the open counter into drawers and doors for cutlery and table linen. Where desks are shown, they are designed for practical use.

In a home where cost is not always the first consideration, it is well to have a built-in disappearing or wall bed for emergencies, music cabinets, clothes chute, medicine cabinet, ironing board, etc.

Estimated Cost.....$800.00

Plans $5.00



Estimated Cost.....$825.00

Plans $5.00

A small house of the cottage-bungalow type. The porch is mostly recessed but partly built out. Both front windows are projecting, and form ledges on the inside.

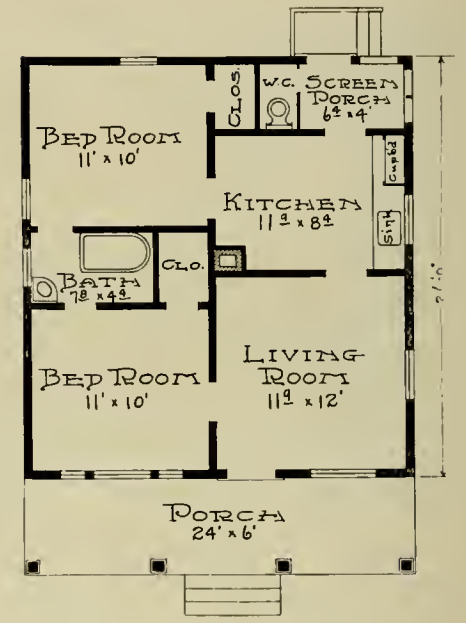
An entrance hall is unusual in so small a house. In this case it is connected with the living room by a wide opening so that it is virtually a part of it. This room has a fine fireplace with book or magazine shelves at one side of it. All the rooms are necessarily small, but for all this, they make a complete comfortable home.

COLUMNED ARCHES—Probably more columned arches than sliding doors are employed to separate dining rooms from living rooms. In some cases it is hard to decide which is better; some people desire privacy in the dining room while others do not think so much of it. In our opinion owners should settle this for themselves. In our plans where arches are indicated, they can be changed to sliding doors easily. The columned arches used in bungalows add considerably to the interior attractiveness, providing they are not made too elaborate. Plain columned arches cost about as much as the double doors. If bookcases are built into the buttresses, this will add from $10.00 to $20.00 to the cost.

This is a picture of one of the plainest low cost bungalows it is possible to find. It has a dark brown siding with white trimmings. Front and rear porches are under the one roof, thus giving the most in usefulness and appearance at the least expense. The small shed dormer on the roof breaks what would otherwise be a flat appearance and also affords a means of ventilating the attic. Although there are only four rooms these are large enough, and one could be added later at the rear.

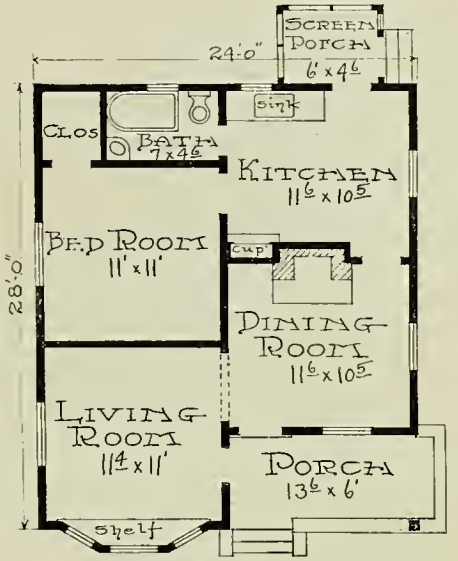
INTERIOR FINISHES—The common finishes for the principal rooms in bungalows are any of the various oak stains and shellac, varnish, or wax. This brings out the natural beauty of grain and the treatment is such that a dull rather than a glossy surface is the result. Walls are generally plastered a rough sand finish and tinted. Ceilings are not papered but papers are frequently used on all walls.

Bed rooms and baths are finished in white enamel or other light colors. Walls of bed rooms are tinted or papered. Kitchen and bath room walls are finished from five to seven feet high with hard smooth plaster and enameled. Kitchen wood work is enameled for the best work and stained and varnished in cheaper houses.



Estimated Cost.....$765.00

Plans $4.00



An exceedingly compact and attractive small bungalow. It has the characteristic wide roof projection with bracket supports. The foundation is substantially built of brick. One end of the porch is carried out over the foundation to secure a little more room. Most of the windows are casements.

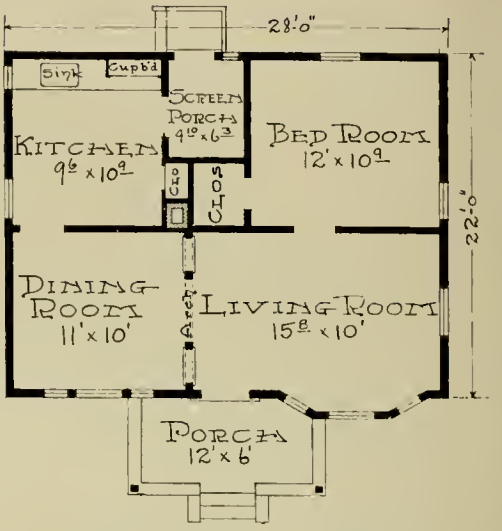
The plan of the house is such that the living room might be made a bed room in an emergency. This would make an excellent summer house for any locality as it is small and can be so cheaply built.

Estimated Cost.....$700.00

Plans $5.00

PLUMBING AND HARDWARE—The plumbing should be of the best or it will always be a source of annoyance as well as danger to health. Where every dollar of expense must be considered, it is better to get a cheap grade of fixtures properly installed than to have better materials and poor workmanship. Every fixture should be as large as the space permits; bath tubs ought to be at least five feet long

As in all things, there is a wide difference in the quality and price of finished hardware. Where it is possible we find it more satisfactory for the owner to select his own plumbing fixtures and also the finished hardware. In such cases we leave blanks in the specifications in which the owner may write in the catalogue numbers for plumbing and also the cost of the finished hardware which he wishes to select.



We have many requests for bungalows which can be built under $500, satisfactory in plan and appearance. Under this figure it is not possible to build a very large house. As a rule little attention is given to the design.

This house has a nice front porch and four good rooms. It is substantially built and well finished inside.

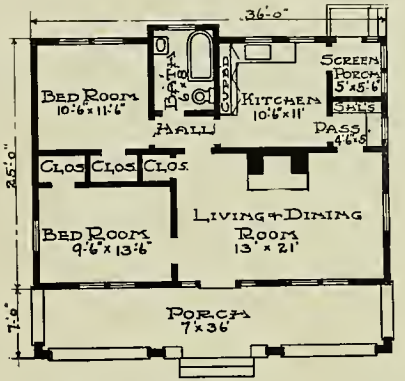
Estimated Cost.....$475.00

Plans $4.00

BUILD A HOUSE WHICH WILL SELL READILY—Very few of us expect to live in the same house forever. At any rate nn one can tell when he may want to dispose of property. For these reasons it is most important that the average man, who must always count the cost, should build himself an atractive home and yet not go to the opposite extreme of puting too much money into the finish of it. We know beautiful homes have the greatest influence for good and on this account more attention is now given to them than at any previous time in history. It goes without question that such homes are in demand. We regret to find that in some quarters the tendency is toward extravagant interior effects, this resulting from a desire to have "something different" and more costly than the next neighbor's. Such houses possibly appeal to persons with more money than artistic sense. They are difficult to sell and after a few years can only be disposed of at a loss. Truly artistic things are the most simple and this is in substance, the Bungalow Idea. The bungalows we have shown will please the most exacting. They can be built at so reasonable a cost that they can be readily sold at any time should the necessity arise.

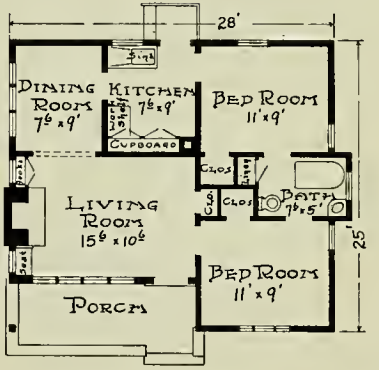
A hip roof covering the main part of the plan and also the porches is the cheapest kind to build. This house has a simple dignified appearance and yet it is secured at a minimum cost. The plan is one of our best four room plans because of the little pass pantry between the kitchen and general purpose room. The pantry has shelving on one side and a wide workshelf under a high window on the other side.

Cost $1200.00 Plan $5.00



Here is a complete five room house, and while the rooms are small they have most of the up-to-date conveniences. The dining room is as small as a breakfast room in many large houses, but for a small family will answer every purpose. The kitchen has a complete and compact cupboard equipment, also a built-in work table.

Cost $800.00 Plans $5.00



WARM CLIMATE BUNGALOWS

Beyond any doubt, the Bungalow is the ideal small home for any climate. It originated in Southern California, and so satisfactorily fills the requirements of the people that nothing but bungalows are built here. Bungalow ceilings are seldom more than nine and one-half feet high and this is found to be the only objection to these houses among Southerners. Formerly here as in the South today, all the old style houses had high ceilings—ten, eleven, and twelve feet, the idea being that it made the rooms cooler.

We find the Bungalows with their wide overhanging roofs, numerous and well placed windows, ventilated attics, and wide porches are as comfortable at all times of the year as the old style cottages —generally more. We assure the skeptical on this point that they will have no cause for regretting the building of a Bungalow if our working plans are implicitly followed.

COLD CLIMATE BUNGALOWS

Tens of thousands of Bungalows are built in the states of Washington, Oregon, and Idaho—no one questions their practicability in the North. But as the Bungalow style in essentially Californian, in some Eastern localities it is thought it would be impractical on account of the severe climate. To this objection we will say that in the past four years we have furnished plans for hundreds of Bungalows built in all of the Eastern states and some Canadian provinces, and WE HAVE NEVER HEARD OF A SINGLE ONE PROVING UNSATISFACTORY. When we have heard of them it has been in TERMS OF HIGHEST PRAISE.

There is naturally a little difference in construction. To illustrate, we all know that a man must wear heavier, warmer clothes in a cold climate than in California. In the same way his house, be it Bungalow or old style cottage, must be made warmer. The difference is mainly in deeper foundations, cellars, double floors, sheathing, building papers, and much tighter construction generally—all of which is covered up and does not alter the Bungalow style in the least. The better construction costs from 10% to 50% more, depending entirely on local condition as to prices of materials, wages, quality of workmanship obtainable, competition, etc. A good builder can reproduce these houses anywhere if he will intelligently follow our working blueprints and specifications.

COST OF BUNGALOWS

We know that a California Style Bungalow costs less than the old style houses having the same conveniences and quality of materials. All useless mouldings and "Gingerbread" work is done away with. Our plans call for very little more than is carried in stock by the average lumber yard. If cost is of first consideration, it is well to have a competent local builder verify our figures.

THE BASIS OF OUR ESTIMATES

Dimension lumber, $24 per thousand feet; Hard Pine Finish, $50; Shingles, $3.50; Lath and Plaster, 25 cents per yard; Carpenter's wages, $3.50 per day; Masons, $5.00; other costs in proportion.

ESTIMATES INCLUDE

All foundation work and excavations for the same; all painting, hardware, standard plumbing, pipes for fuel gas, and electric wiring. Every item of cost except electrical fixtures and the heating plant is included, the cost of these things depending upon the owner's individual requirements.

HEIGHT OF CEILINGS

Nine feet and two inches in all except the cheapest houses; these are eight feet and two inches.

CELLARS

Only where indicated on the floor plans or where definitely mentioned in descriptions. Cellars are generally seven feet deep below joists and specifications call for cement floors.

COST OF SPECIAL PLANS

Our stock tracings from which we make the blue prints and sell plans at $5 to $10, represent a large investment. These tracings are similar to photographer's negatives or films and the blue prints are made like photographer's prints. As the cost of duplicates is comparatively small we are able to sell them cheaply.

The cost of special plans or plans entirely altered is from $15 to $25, but seldom exceeds $20. All special work must first be done in pencil, then inked in, blue prints made and specifications written. We charge only for the extra work in our drafting department and these charges are reasonable. If you are in a rush for plans, send $10 and we will proceed at once with your work. Write fully as to what you want and we will quote the lowest possible fee for good work.

WHAT YOU GET FOR YOUR MONEY

As an example of what is furnished in plans we give herewith a list of the drawings furnished for the house on page 13 of this book. Some plans require more and others less work, but they are always complete.

(1). Foundation Plan, Floor Plan and Four Elevations all drawn to a scale of ¼ inch equals one foot. The foundation plan shows the location of all walls, piers, girders, stairs, windows, etc. Every dimension is clearly marked. The floor plan marks and figures the location of all principal partitions, the sizes of all windows and doors, location of lights and switches, etc. Elevations show the view of the house from each side, style of windows, etc.

(2). Large scale drawing (¾ inch equals one foot) of the following:

Writing desk and bookcase cabinet in elevation and section.
Wood cornice in den and living room.
Wardrobe. Arch in elevation and section.
Fireplace in elevation, plan and section.
Seat in elevation and section.
Four sections through the foundation.
One section through the porch.
Kitchen cupboards in elevation and sections.
Buffet in elevation, plan and section.
Medicine cabinet in elevation and section.

(3). Half size details of window frames, all casings, mouldings, paneled wainscoting, ceiling beams, etc.

(4). Typewritten specifications consisting of 16 legal size sheets specifying the general conditions of a contract, excavations, lime, sand, cement, mortar, concrete, foundations, chimneys, cobblestone work, concrete floors, fireplace, lathing and plastering, framing, kind of timber and sizes to be used, rough and finished floors, sheathing, siding, shingles, outside finish, door and window frames, porch work, inside finish, arch, seats, paneled wainscoting, beams, buffet, bookcase and writing desk, wardrobe, kitchen fixtures, screens, doors, sash, hardware, tinner's work, electric wiring, plumbing and painting.

PLANS REVERSED WITHOUT CHARGES

On request we will reverse any of these plans. In some instances the frontage of the lot makes this change necessary. No charge for this.

HEATING PLANS MATERIAL LISTS

The price of plans does not include a material list or heating plans, because we send plans nearly all over the world, and the houses are built under varying conditions as regards climate, location, etc. A heating plan which might do for one locality would not do for another. It is always best to have the local heating contractor arrange his work in the way his experience has proven most satisfactory. Material lists are generally of little value for the same reason and especially because no two builders work in the same way. Also most houses are now built by contract and the contractors always make their own lists.

As an accommodation, however, we will make heating plans and material lists if the owner wishes to pay for them. Charges quoted on application.

MINOR CHANGES

Minor changes can frequently be made without materially affecting the stock plans. They should be agreed upon between the Owner and Builder. This will save unnecessary extra expense, but where extensive changes are to be made it is best to have new plans prepared.

YOUR MONEY BACK ON DEMAND

Should you purchase a set of our complete plans and find the cost is going to be more than you can spend, if you do not find the plans satisfactory, or if for any other reasons you do not wish to keep them we will accept them in exchange for others or we will refund the entire purchase price.

The only conditions attached to this offer are that the plans must be returned in good condition and within three days of receipt. This offer applies only to plans described in this book.

TERMS

Our prices are low and the same to all. Our terms are net cash in advance. We send plans for selection only upon payment of the full list price. Telegraph orders promptly filled. No discounts on small orders. 10% discount on orders amounting to $25.

HOW TO ORDER

Mention "WEST COAST BUNGALOWS" (1912 edition), page number, and the estimated cost. Do not cut out or mutilate pages —the book may be of use to some of your friends. Remit by check, draft, money order, or registered letter.

Buy Our Complete Plans and Specifications

Nearly everyone knows just enough about building but so little about plans that many will think they can save money by building from plans in this book. The descriptions and floor plans are merely the general outline. There are in each set of working plans all the peculiar details of construction of the important "little things" without which none of these houses can be built correctly.

With incomplete plans the owner frequently takes many things for granted and expects materials or work not specified. A few contractors are crooked, but where there is trouble, we are inclined to think it is as often the fault of the owner. A contractor must charge for extras in order to protect himself. You should not expect your builder to be a mind reader—he is only a mechanic and in most cases will do as agreed. All that you want must be clearly stated in the articles of agreement—the general contract, blueprints, and specifications.

Some contractors claim to furnish plans free, but as a matter of fact, they can not and do not spend this time for nothing. The honest general contractor is a mechanic; he has not the architect's training and experience; his business is to furnish materials and workmanship, and if he does much work he will tell you he prefers to use a good set of architect's plans.

We are specialists in this class of work and are in a position to not only give you the very best in Bungalow design, but to do the work so cheaply that you cannot afford to do without plans.

Isn't it worth $5 or $10 as the case may be or even three times this amount to KNOW that you will get the most for your money?—that you will minimize the chance of disagreement with your builder?—that YOUR BUNGALOW will be in fact GENUINE, artistically designed and practically planned at no extra cost?

To You Personally

The claim that the true California Bungalow style is the most artistic and distinctive ever developed in this country is scarcely disputed. However, we know that outside of the Pacific Coast states this style is little understood. There is so much real art and architecture in these charming little homes that only those who have made a study of them can claim to speak with authority. The only criticisms of our Bungalows come from those who have never seen one or from those who on account of personal interests or prejudices, disapprove of our method of selling plans by mail.

In the past four years we have sold out seven editions of our first Bungalow Book which in its present form is called "Representative California Homes." Through this medium we have interested thousands both in and out of California in the building of better homes. No matter where you live you will find that Stillwell Bungalow plans will save more than their cost in time, trouble, and materials.

I wish to say that I have personally superintended the preparation of this book and the drawing of the working plans. We do residence work exclusively and in addition to the sale of book plans, make many special plans for those who want something different. Our draftsmen are competent, careful, conscientious, and thoroughly familiar with the building requirements throughout the country; so far as practicable, I give my personal attention to all of these individual orders.

Assuring you that your inquiries or orders for plans will receive our courteous and prompt attention, I am

Faithfully yours,

E. W. Stillwell

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A BOOK of fifty of the best examples of famous California architecture. This book is similar to "West Coast Bungalows" in general composition, but with a larger number of more expensive houses. It contains pictures, plans, and description of one, one and one-half, and two-story houses of five to ten rooms, costing from $1,500.00 and $1,600.00 up to $6,000.00. More than one-half are in the one-story bungalow style, and the balance are mission and two-story houses. These are all conservative in style—no freaks or extremes.

ANY ONE at all interested in the building of a modern up to date home will find a copy of "Representative California Homes" of absorbing interest. It is different from any other book of plans published in that the houses are all such as can be built in any climate.

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